026.0	0003	0009.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	934,500 / 934,500
					USE VALUE:	934,500 / 934,500
					ASSESSED:	934,500 / 934,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
70	-72	TROWBRIDGE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	DURICKAS MARY C
Owner 2:	
Owner 3:	
Street 1:	72 TROWBRIDGE ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	MC CARTY WILLIAM J-AGNES E -
Owner 2:	-
Street 1:	72 TROWBRIDGE ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .115 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1913, having primarily Asbestos Exterior and 2672 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 1 HalfBath, 11 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	5000.000	473,400	5,100	456,000	934,500
Total Card	0.115	473,400	5,100	456,000	934,500
Total Parcel	0.115	473,400	5,100	456,000	934,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 349.69 /Parcel: 349.69

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 17724

GIS Ref

GIS Ref

Insp Date 07/22/17

!2161!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 026.0-0003-0009.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	473,400	5100	5,000.	456,000	934,500		Year end	12/23/2021
2021	104	FV	452,000	5100	5,000.	456,000	913,100		Year End Roll	12/10/2020
2020	104	FV	452,300	5100	5,000.	456,000	913,400	913,400	Year End Roll	12/18/2019
2019	104	FV	348,500	5100	5,000.	484,500	838,100	838,100	Year End Roll	1/3/2019
2018	104	FV	348,500	5100	5,000.	353,400	707,000	707,000	Year End Roll	12/20/2017
2017	104	FV	326,800	5100	5,000.	307,800	639,700	639,700	Year End Roll	1/3/2017
2016	104	FV	326,800	5100	5,000.	262,200	594,100	594,100	Year End	1/4/2016
2015	104	FV	291,100	5100	5,000.	256,500	552,700	552,700	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	21:07:24

LAST REV

Date	Time
08/03/17	17:24:42
ekelly	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 2161

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MC CARTY WILLIA	49475-152		5/21/2007		540,000	No	No		
	8494-573		1/1/1901	Family		No	No		N

USER DEFINED

Prior Id # 1:	17724
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/26/2015	185	Redo Kit	16,490					Kitchen remodel.
9/3/2014	1111	Re-Roof	10,825		9/3/2014			Strip and re-roof
9/3/2014	111	Re-Roof	10,825					

ACTIVITY INFORMATION

Date	Result	By	Name
7/22/2017	MEAS&NOTICE	KB	Kevin B
5/21/2015	Permit Insp	PC	PHIL C
4/29/2009	Measured	163	PATRIOT
10/4/1999	Meas/Inspect	263	PATRIOT
11/1/1981		CM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5000		Sq. Ft.	Site		0	80.	1.14	1									456,000						456,000	

Total AC/HA:	0.11478	Total SF/SM:	5000	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON	Total:	456,000	Spl Credit		Total:	456,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	5 - Asbestos		
Sec Wall:	1 - Wood Shingl	50	%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1913	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		31	%

CALC SUMMARY

Basic $ / SQ:	180.00
Size Adj.:	1.07857144
Const Adj.:	0.96266818
Adj $ / SQ:	186.895
Other Features:	114000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	686153
Depreciation:	212708
Depreciated Total:	473446

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	11	BRs:	4	Baths:	2	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

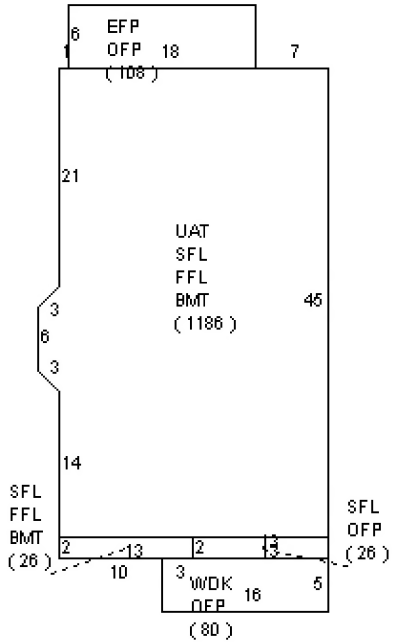
No Unit	RMS	BRS	FL
1	6	2	
1	5	2	
Totals			
2	11	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	186.90
Special Features:	0	Val/Su Net:	108.55
Final Total:	473400	Val/Su SzAd	193.22

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,238	186.900	231,376
BMT	Basement	1,212	56.070	67,955
FFL	First Floor	1,212	186.900	226,517
UAT	Upper Attic	297	116.810	34,634
OFP	Open Porch	214	23.310	4,988
EFP	Enclos Porch	108	50.480	5,451
WDK	Deck	80	15.400	1,232
	Net Sketched Area:	4,361	Total:	572,153

Size Ad	2450	Gross Area	5250	FinArea	2672

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	75	C	

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 026.0-0003-0009.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X20	A	AV	1913	21.25	T	40	104			5,100			5,100

More:	N	Total Yard Items:	5,100	Total Special Featues:		Total:	5,100

IMAGE

AssessPro Patriot Properties, Inc